

Marcus & Millichap  
TAG INDUSTRIAL GROUP

1490 WEST CARDINAL DRIVE

BEAUMONT, TX 77705



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Texas Real Estate Commission  
P.O. Box 12188  
Austin, Texas 78711-2188  
(512) 936-3000

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

**Marcus & Millichap**  
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# TABLE OF CONTENTS

01

## INVESTMENT OVERVIEW

### SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement  
Regional Map • Aerial Map • Property Photos  
Tenant Summary • Acquisition Financing

02

## MARKET OVERVIEW

### SECTION 2

Market Analysis • Demographic Analysis

# SECTION 1

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## INVESTMENT OVERVIEW

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- Single-Tenant ±16,000-Square-Foot Asset Situated on 1.64 Acres
  - Features Multiple Cranes and Jibs, Backup Generator, and Newly Coated Roof
  - Frontage on Highway 96 with Stormwater Levy Providing Hurricane Protection
- New Lease Extension with Publicly Traded DXP Enterprises, Maintenance Provider to Oil & Gas, etc.
- Tight Barrier-to-Entry Submarket with Vacancies Down 230 BPS to 5.0% in 2024

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1490 West Cardinal Drive in Beaumont, Texas, leased to DXP Enterprises, Inc. The subject property consists of approximately 16,000 square feet of industrial space and is situated on 1.65 acres of land. The single-tenant asset features four drive-in doors, metal construction, three-phase power, full climate control, multiple cranes and jibs, backup generator, and a newly coated roof with a 20-year warranty. Equipped with a levy that runs along the property line, the property is protected from storms and avoided flooding during Hurricane Harvey in August 2017. With frontage along U.S. Route 96, the property has easy access to Port Arthur. DXP Enterprises recently extended their triple-net lease through September 2026 with an additional five-year extension. Founded in 1908, DXP Enterprises (NASDAQ: DXPE) is a global provider of maintenance, repair, and operating services for a variety of industries such as oil, gas, and manufacturing.

The subject property is situated within the Beaumont submarket, containing 4.6 million square feet of industrial space largely concentrated in the oil and gas industry. In 2024, net absorption in Beaumont rebounded back in positive territory, up about 113,000 square feet. Net deliveries were essentially flat on the year at 7,000 square feet. The vacancy rate bucked the national trend in 2024, falling 230 basis points to 5.0 percent. Despite availability tightening, annual rent growth decelerated 410 basis points in 2024 to 0.8 percent. With roughly 28,000 square feet of industrial space under construction in the Beaumont submarket, representing less than 1.0 percent of inventory, vacancies and rent growth will largely be affected by industrial demand and the overall economic environment (CoStar).

Beaumont is located in Jefferson County along the Neches River and serves as the county seat. Located 85 miles east of Houston, the city is part of the Beaumont-Port Arthur metropolitan statistical area with a population of over 395,000. Beaumont is home to ExxonMobil Corporation's largest oil refinery in the U.S. which also ranks as the third-largest refinery in the nation. The Port of Beaumont, a deep-water port located near the mouth of the Neches River, is the fourth busiest port in the United States according to the American Association of Port Authorities. The port is also the busiest military port in the world for processing United States military equipment. Beaumont is home to Lamar University, a public university that is part of the Texas State University System.

The university has an estimated enrollment of 17,000 students.

## PROPERTY DETAILS

### 1490 WEST CARDINAL DRIVE, BEAUMONT, TX 77705

Number of Suites	1
Number of Buildings	1
Total Square Feet	16,000 SF
Year Built	1968
Lot Size	1.64 Acres
Type of Ownership	Fee Simple
Building Class	C
Tenancy	Single-Tenant
Drive-In Doors	4
Construction	Metal
Power	3 Phase
Market	TX-East Texas
Submarket	Downtown Beaumont
Market Vacancy	3.20%



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0040391)



## 1490 WEST CARDINAL DRIVE

BEAUMONT, TX 77705

OFFERING PRICE  
**\$2,700,000**

CAP RATE  
**8.00%**

PRO FORMA CAP RATE  
**8.00%**

Offering Price	\$2,700,000
Cap Rate	8.00%
Pro Forma Cap Rate	8.00%
Price/SF	\$168.75
Total Square Feet	16,000
Rental Rate	\$13.50
Lease Type	Triple-Net (NNN)
Lease Term	Two-Year
Tenancy	Single
Occupancy	100.00%

## FINANCING

Loan Amount	\$1,890,000
Loan Type	New
Interest Rate	6.35%
Amortization	25 Years
Year Due	2029

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0040391)

# RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.							
DXP	A	16,000	100.0%	10/1/24	9/30/26	\$13.50	\$18,000	\$216,000	\$216,000	Sep-2024	NNN	One Five-Year Extension Option with Escalations Tied
Total		16,000				\$13.50	\$18,000	\$216,000	\$216,000			
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
Total Current Rents: \$18,000						Occupied Current Rents: \$18,000		Unoccupied Current Rents: \$0				

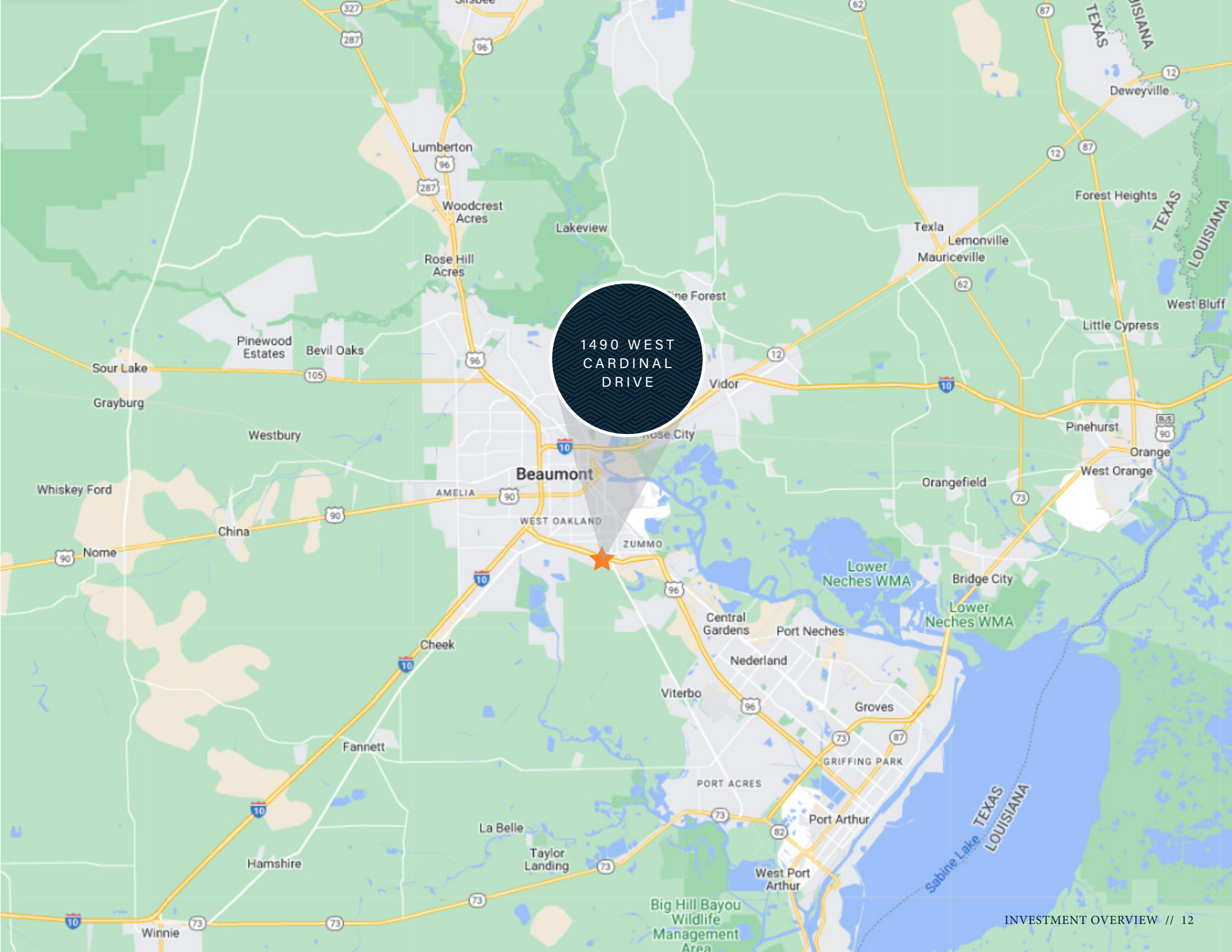


## OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	216,000	13.50	216,000	13.50
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	40,500	2.53	40,500	2.53
Real Estate Taxes	13,066	0.82	14,000	0.88
Total Reimbursement Income	\$53,566 100.0%	\$3.35	\$54,500 100.0%	\$3.41
Effective Gross Revenue	\$269,566	\$16.85	\$270,500	\$16.91

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	40,500	2.53	40,500	2.53
Real Estate Taxes	13,066	0.82	14,000	0.88
Total Expenses	\$53,566	\$3.35	\$54,500	\$3.41
Expenses as % of EGR	19.9%		20.1%	
Net Operating Income	\$216,000	\$13.50	\$216,000	\$13.50



1490 WEST  
CARDINAL  
DRIVE



1490 WEST  
CARDINAL  
DRIVE









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# TENANT SUMMARY

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“The Industrial  
Distribution Experts.”

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TENANT  
DXP Enterprises, Inc.

HEADQUARTERS      DATE FOUNDED  
Houston, TX      1908

REVENUE      EMPLOYEES  
\$1.68 Billion      2,837

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[www.dxpe.com](http://www.dxpe.com)



Publicly traded on the NASDAQ under the ticker symbol DXPE, DXP Enterprises Inc. is a prominent distributor of maintenance, repair, and operating (MRO) products and services. The company specializes in innovative pumping solutions, supply chain services, and a wide range of industrial products including rotating equipment, bearings, power transmission components, and safety supplies. DXP serves various sectors such as oil and gas, manufacturing, mining, and food processing. With operations extending across the U.S., Canada, Dubai, and Mexico, DXP is committed to delivering high-quality products backed by expert support and customer service. The company’s extensive experience and robust supplier relationships position it as a leader in the industrial distribution market (DXP).

## CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,076 debt and equity financings in 2024



National platform operating within the firm's brokerage offices



\$6.7 billion total national volume in 2024



Access to more capital sources than any other firm in the industry

# WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies.

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives.

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings.



The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, segmented industrial door is visible. The overall atmosphere is industrial and modern.

## SECTION 2

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### MARKET OVERVIEW

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# BEAUMONT TEXAS

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The Beaumont metro is located in east Texas off the Gulf of Mexico, and is one of the nation's largest petrochemical refining areas. It shares borders with the Houston metro to the west, and the Lake Charles market in Louisiana to the east. The metro consists of the counties of Newton, Hardin, Jefferson, and Orange. The cities of Beaumont, Port Arthur, and Orange are also known as the Golden Triangle. Beaumont is the most populous city with over 112,000 residents, followed by Port Arthur at roughly 56,000.



PORT  
ACTIVITY



INDUSTRIAL AND  
MANUFACTURING  
SECTORS



TRAVEL  
ROUTES

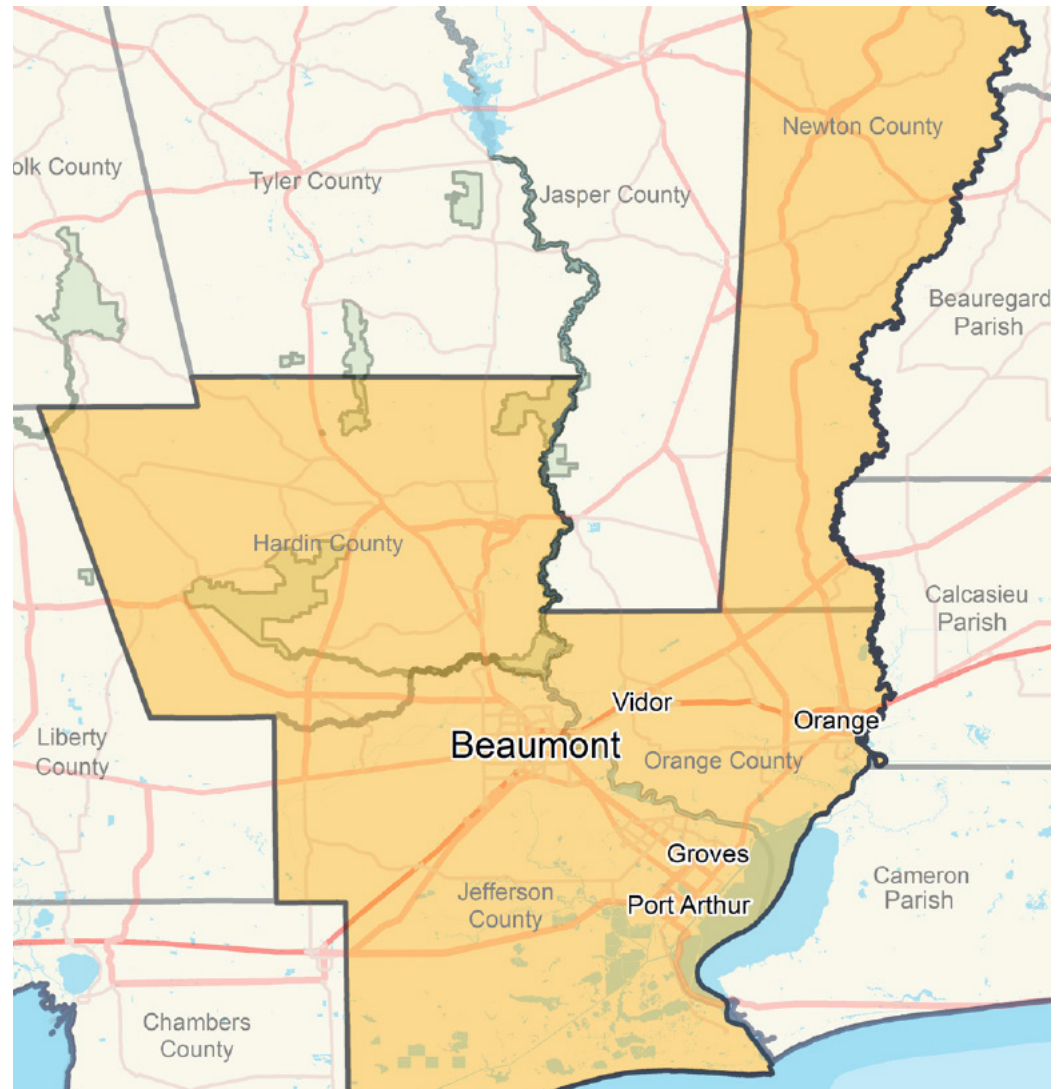
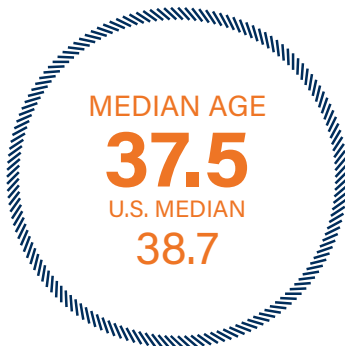




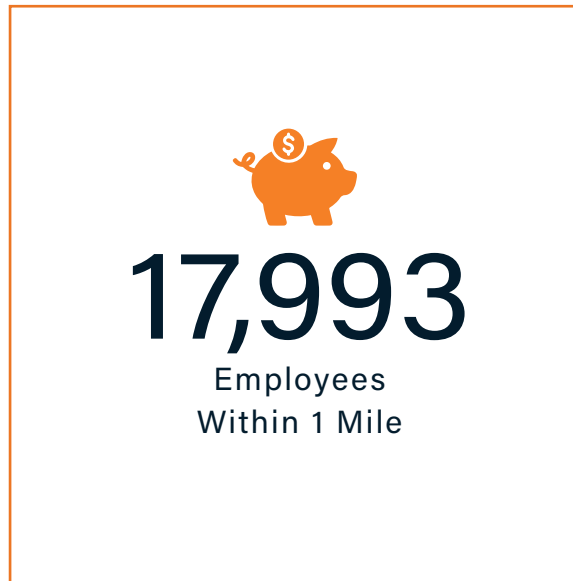
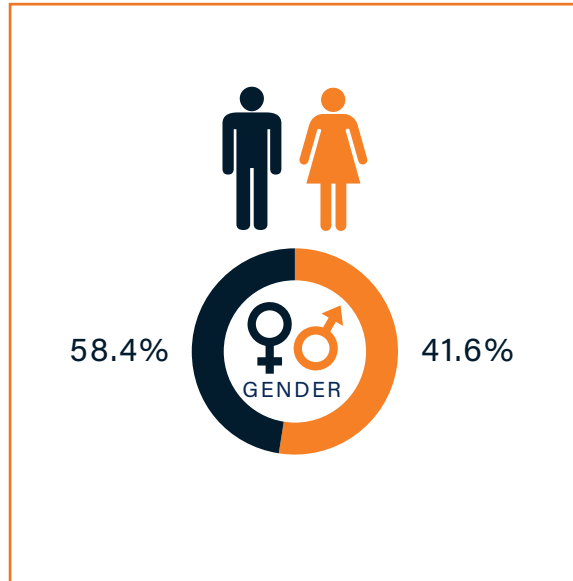
## METROPLEX GROWTH

### ECONOMY

Energy sector activities play a significant part in the metro's economy. Companies represented in the area include Chevron and ExxonMobil. The market is home to a large portion of the nation's refining capacity. Aside from Jason's Deli corporate headquarters and the energy industry, large employers represent diverse employment sectors and generate large staff counts. These include: Conn's, Lamar University, Christus St. Elizabeth Hospital, and Baptist Hospitals of Southeast Texas. The Sabine-Neches Waterway ranks among the top in the U.S. in terms of commercial military outload, and is one of the nation's largest waterways by cargo volume.



## DEMOGRAPHICS





# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	5,916	26,612	54,532
<b>2023 Estimate</b>			
Total Population	5,832	26,259	53,715
<b>2020 Census</b>			
Total Population	6,152	26,862	54,781
<b>2010 Census</b>			
Total Population	7,039	31,474	57,810
<b>Daytime Population</b>			
2023 Estimate	6,464	48,352	94,352
<b>HOUSEHOLDS</b>			
<b>2028 Projection</b>			
Total Households	2,360	10,420	17,798
<b>2023 Estimate</b>			
Total Households	2,323	10,269	17,458
Average (Mean) Household Size	2.5	2.5	2.5
<b>2020 Census</b>			
Total Households	2,286	10,123	17,176
<b>2010 Census</b>			
Total Households	2,426	10,818	18,162

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$200,000 or More	1.5%	1.5%	3.0%
\$150,000-\$199,999	0.7%	1.3%	2.1%
\$100,000-\$149,999	5.0%	6.0%	8.2%
\$75,000-\$99,999	10.8%	9.1%	11.7%
\$50,000-\$74,999	18.0%	15.9%	16.4%
\$35,000-\$49,999	16.1%	15.0%	13.7%
\$25,000-\$34,999	11.8%	12.7%	12.0%
\$15,000-\$24,999	14.7%	16.0%	14.5%
Under \$15,000	21.5%	22.4%	18.5%
Average Household Income	\$50,502	\$48,926	\$60,295
Median Household Income	\$37,496	\$34,018	\$40,908
Per Capita Income	\$20,338	\$19,396	\$22,235
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2023 Estimate Total Population	5,832	26,259	53,715
Under 20	33.0%	31.3%	25.1%
20 to 34 Years	23.0%	22.1%	26.4%
35 to 39 Years	6.2%	6.3%	7.9%
40 to 49 Years	10.2%	11.0%	13.1%
50 to 64 Years	15.5%	16.2%	15.8%
Age 65+	12.1%	13.0%	11.8%
Median Age	30.3	32.3	34.1
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	3,309	15,686	35,397
Elementary (0-8)	7.2%	11.6%	10.3%
Some High School (9-11)	10.3%	11.1%	12.3%
High School Graduate (12)	39.8%	37.6%	35.8%
Some College (13-15)	26.0%	24.3%	24.9%
Associate Degree Only	4.5%	5.0%	4.8%
Bachelor's Degree Only	8.4%	6.6%	7.8%
Graduate Degree	3.7%	3.8%	4.1%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	23.0	23.0	22.0



# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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